

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 9 Deakin Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$1,765,000 Property Type House Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	94 Vida St ABERFELDIE 3040	\$3,550,000	23/03/2024
2	7 Cudmore St ESSENDON 3040	\$3,390,000	20/03/2024
3	111b Ogilvie St ESSENDON 3040	\$3,350,000	13/04/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/07/2024 10:28



 5  3  4

Property Type: House (Res)

Land Size: 638 sqm approx

Agent Comments

Brand new residence by JimTom Developers

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending March 2024: \$1,765,000

Comparable Properties



94 Vida St ABERFELDIE 3040 (REI)

Agent Comments

 4  2  2

Price: \$3,550,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 766 sqm approx



7 Cudmore St ESSENDON 3040 (REI)

Agent Comments

 4  4  5

Price: \$3,390,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Land Size: 876 sqm approx



111b Ogilvie St ESSENDON 3040 (REI)

Agent Comments

 4  3  3

Price: \$3,350,000

Method: Private Sale

Date: 13/04/2024

Property Type: House

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655